

DRAFT

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING MINUTES
MONDAY, DECEMBER 1, 2014 – LEGISLATIVE CHAMBER, ROOM 314,
TOWN HALL, WEST HARTFORD, CT 06107**

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

ATTENDANCE: Kevin Ahern, Chair; Kevin Prestage, Vice Chair; Commissioners: Jeffrey Daniels and Michael Seder; Alternate: Liz Gillette and John O'Donnell; Todd Dumais, Town Planner/Secretary to TPZ; Catherine Dorau, Associate Planner; Patrick Alair, Corporation Counsel.

ABSENT: Commissioner: Paul Freeman; Alternate: Michele Maresca; Patrick Alair, Corporation Counsel.

ADJOURNMENT: Motion/Daniels; Second/Seder (Gillette seated for Freeman)
Vote: (5- 0). Meeting adjourned at 9:10 PM

MINUTES:

1.Approval of Minutes:

- a. Minutes of Regular Meeting, Monday, October 6, 2014. *Motion/Prestage; Second/Daniels (O'Donnell seated for Freeman) Vote: 4-0 Voting: Ahern, Prestage, Daniels, O'Donnell*
- b. Minutes of Regular Meeting, Monday, November 3, 2014. *Motion/Seder; Second/Prestage (Gillette seated for Freeman)(Daniels and O'Donnell abstained) Vote: 4-0 Voting: Ahern, Prestage, Seder, Gillette*

COMMUNICATIONS:

- 2. **601-603 New Park Avenue, 80 Grassmere and 607 New Park Avenue** – Application of Mr. Timothy Backus, President & CEO, Har-Conn Chrome Company is seeking approval of an alternate parking scheme under the provisions of the West Hartford Code of Ordinances Section 177-32G. The Har- Conn Chrome Company retains ownership of all of the parcels. Nineteen spaces (19) are provided on site at 601-603 New Park Ave. and 80 Grassmere where thirty-five (35) spaces are required with a deficit of sixteen (16) spaces. The building located at 607 New Park Avenue is used as storage (no parking required) and has a total 26 parking spaces. This request is for alternate parking for 601-603 New Park Avenue and 80 Grassmere Avenue at 607 New Park Avenue for twenty-three (23) parking spaces where twenty-six (26) are provided. (Submitted for TPZ review and possible decision on December 1, 2014.) *TPZ approved request. Motion/Seder; Second/Prestage (O'Donnell seated for Freeman) Vote: 5-0*

NEW BUSINESS:

3. **172 & 175 North Main Street** - Application (IWW #1020) of the Town of West Hartford (Duane Martin, Town Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Trout Brook). The Town proposes to fully rehabilitate the North Main Street Bridge between Linbrook Road and Brookside Boulevard. The proposed rehabilitation will slow the bridge's deterioration, eliminate water penetration, improve load carrying capacity and extend its service life. (Submitted for IWWA receipt on December 1, 2014. Presented for determination of significance.) ***Determined to be potentially significant and set for public hearing on January 5, 2015. Motion/Daniels; Second/Seder (Gillette seated for Freeman) Vote: 5-0.***
4. **652, 666 & 667 Mountain Road** - Application (IWW #1021) of the Town of West Hartford (Duane Martin, Town Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Hart Meadow Brook). The Town's Engineering Division proposes to clean the culvert located under Mountain Road between Fairfield Road and Lovelace Drive to its original hydraulic flow capacity by removing accumulated sediment. This proposed cleaning/maintenance will assist in eliminating flooding of Mountain Road in a significant storm event. (Submitted for IWWA receipt on December 1, 2014. Presented for determination of significance.) ***Determined to be non-significant and permit granted with conditions on December 1, 2014. Motion/Daniels; Second/O'Donnell (O'Donnell seated for Freeman) Vote: 5-0***
5. **226 North Main Street** - Application (SUP #1269) of Lovely Development, Inc. (Dennis Lovely, R.O.) seeking a Special Use Permit to allow for the creation of one (1) rear lot. The rear lot proposed is approximately 21,400 sf. The R-10 zone requires rear lots to contain a minimum lot area of 10,500 sf. (Submitted for TPZ receipt on December 1, 2014. Suggest required public hearing be scheduled for January 5, 2014.) ***Required public hearing set for January 5, 2015. Motion/Daniels; Second/Gillette (Gillette seated for Freeman) Vote: 5-0***

OLD BUSINESS SCHEDULED FOR PUBLIC HEARING AND DECISION ON DECEMBER 1, 2014:

6. **180 Wood Pond Road** - Application (IWW #1012) of Penfield Jarvis, Trustee (James Thompson, P.E., Contact) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Wood Pond). The applicant proposes to install 6" sewer lateral in order to provide sanitary sewer service to the home and make associated site improvements. All construction will conform with the MDCs standard requirements and specifications. (Submitted for IWWA receipt on November 3, 2014. Determined to be potentially significant and set for public hearing on December 1, 2014.) ***Inland Wetland Permit granted on December 1, 2014. Motion/Daniels; Second/Seder (O'Donnell seated for Freeman) Vote: 5-0***

7. **200 Newington Road** – Application (IWW #1017) of Ronald Webber, Applicant requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 3, 2014. Required public hearing scheduled for December 1, 2014.) ***Inland Wetland Map Amendment approved on December 1, 2014. Motion/Prestage; Second/Gillette (Gillette seated for Freeman) Vote: 5-0***
8. **200 Newington Road** – Application (IWW #1018) of Ronald Webber, Applicant requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Jacobs Brook). The applicant proposes to construct an approximately 1,400 sf single family home along with associated site improvements. Site improvements include grading, paved driveway and removal of three (3) mature trees. The entire site is located in the 150' regulated upland review area. (Submitted for IWWA receipt on November 3, 2014. Determined to be potentially significant and set for public hearing on December 1, 2014.) ***Inland Wetland Permit granted. Motion/Prestage; Second/Daniels (Gillette seated for Freeman) Vote: 4-1 (Daniels voted “no”)***
9. **52 Hillsboro Drive** – Application (IWW #1019) of Joan Maradie, R.O., requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct an approximately 4,000 sf single family house along associated site improvements. (Submitted for IWWA receipt on November 3, 2014. Determined to be potentially significant and set for public hearing on December 1, 2014. *******Applicant Request to Postpone the Public Hearing to January 5, 2015.*****) Request for postponement granted. Motion/Daniels; Second/Seder (O'Donnell seated for Freeman) Vote: 5-0***

TOWN COUNCIL REFERRAL AND REQUEST FOR REPORT:

10. **747 North Main Street** - Application (SDD #142) on behalf of DHR NORTH MAIN STREET, LLC (“DHR”), contract purchaser and intended developer, and Sandra G. Mitchell and Antoinette F. Henning, co-owners of 747 North Main Street, to construct a multi-family development consisting of 10 townhome units within 2 new buildings, and upgrade the existing 12-unit apartment structure, all with attendant parking, landscaping, lighting and signage at 747 North Main Street. This application seeks to rezone all of 747 North Main Street from the current RM-3 designation to RM-2, and then designate the rezoned area a special development district, in order to proceed. (Submitted for Town Council receipt on October 28, 2014. Town Council public hearing scheduled for December 9, 2014. TPZ receipt on December 1, 2014.) ***Application withdrawn by applicant.***